


ENFORCEABLE OBLIGATION PAYMENT SCHEDULE  
Per AB 26 - Section 34167 and 34169 (\*)

Period Covered: August 1, 2011 through June 30, 2012

	Project Name / Debt Obligation	Payee	Description ***	Total Outstanding Debt or Obligation **	Total Due During Fiscal Year 11/12	Revised EOPS (Aug - Dec 2011)					EOPS (Jan - June 2012)							
						Aug 2011	Sept 2011	Oct 2011	Nov 2011	Dec 2011	2011 Totals	Jan 2012	Feb 2012	Mar 2012	Apr 2012	May 2012	June 2012	2012 Totals
1)	Yorktown-Lake Talbert-Beach	City of Huntington Beach	Legally binding Operative Agreements for costs related to expenditures of the redevelopment agency pertaining to the following redevelopment projects: Yorktown-Lake, Talbert-Beach, Main-Pier Redevelopment, Oakview	708,032	26,977		26,977				\$ 26,977	26,977						\$ 26,977
2)	Redevelopment,	City of Huntington Beach		381,323	14,528		14,528				\$ 14,528	14,528						\$ 14,528
3)	Main-Pier Redevelopment, Oakview	City of Huntington Beach		1,442,921	54,975		54,975				\$ 54,975	54,975						\$ 54,975
4)	Redevelopment, and Huntington	City of Huntington Beach		2,319,882	88,388		88,388				\$ 88,388	88,388						\$ 88,388
5)	Center Commercial District	City of Huntington Beach		584,071	22,253		22,253				\$ 22,253	22,253						\$ 22,253
6)	Redevelopment Projects	City of Huntington Beach		Pier, Oakview, and	1,757,147	66,947		66,947			\$ 66,947	66,947						\$ 66,947
7)		City of Huntington Beach	Commercial District	262,522	10,002		10,002			\$ 10,002	10,002						\$ 10,002	
8)		City of Huntington Beach	Principal Amount - \$8,879,612	88,984	3,390		3,390			\$ 3,390	3,390						\$ 3,390	
9)		City of Huntington Beach	Interest Rate - 3.81%	72,254	2,753		2,753			\$ 2,753	2,753						\$ 2,753	
10)		City of Huntington Beach	Dates Debt Incurred: June 1983, August 15, 1985,	91,461	3,485		3,485			\$ 3,485	3,485						\$ 3,485	
11)		City of Huntington Beach	Various Operative Agreement Amendments through 1992	683,501	26,041		26,041			\$ 26,041	26,041						\$ 26,041	
12)			City of Huntington Beach		17,568	669		669			\$ 669	669						\$ 669
13)	Land purchased for	City of Huntington Beach	Legally binding Operative	734,559	76,383		76,383			\$ 76,383	73,055			3,328			\$ 76,383	
14)	commercial development of	City of Huntington Beach	Agreement for the purchase of	2,225,001	231,367		231,367			\$ 231,367	221,285			10,082			\$ 231,367	
15)	the Hilton, the Hyatt, Town	City of Huntington Beach	land for development of the	46,856,319	4,872,368		4,872,368			\$ 4,872,368	4,660,051			212,317			\$ 4,872,368	
16)	Square, the Main Street	City of Huntington Beach	Merged Project Area Principal	3,648,139	379,353		379,353			\$ 379,353	362,822			16,531			\$ 379,353	
17)	Parking Structure, California	City of Huntington Beach	Amount - \$32,833,417, Interest	4,110,245	427,405		427,405			\$ 427,405	408,781			18,624			\$ 427,405	
18)	Land Sale Emerald Cove	COHB Park A & D Fund	Legally Binding Operative Agreement Principal Amount - \$1,740,834, Interest Rates 3.81%, Debt Incurred on May 18, 2009	5,468,098						\$ -							\$ -	
19)	Water Infrastructure Construction for the Merged	COHB Water Utility	Legally Binding Operative Agreement Principal Amount - \$1,138,000, Interest Rate - 3.81%, Debt Incurred in 1987	556,096						\$ -							\$ -	
20)	Water Infrastructure Construction for the Merged Project Area	COHB Water Utility		3,558,181						\$ -							\$ -	
21)	Drainage Infrastructure Construction for the Main Pier Project	COHB Drainage Utility	Legally Binding Operative Agreement Principal Amount - \$250,000, Interest Rate - 3.81%, Debt Incurred in 1987	663,806						\$ -							\$ -	
22)	Sewer Infrastructure Construction for the Main Pier Project	COHB Sewer Utility	Legally Binding Operative Agreement Principal Amount - \$130,560, Interest Rate - 3.81%, Debt Incurred on September 4, 1990	275,438						\$ -							\$ -	
23)	Deferred Developer Fees Park & Acquisition Fee	COHB Park A & D Fund	Legally Binding Operative Agreement Principal Amount - \$339,202, Interest Rate - 3.81%, Debt incurred in 1984	405,591						\$ -							\$ -	
24)	Sewer Fee	COHB Sewer Utility		171,540						\$ -							\$ -	
25)	Deferred Developer Fees Drainage Fee	COHB Drainage Utility		182,602						\$ -							\$ -	
Totals - This Page				\$ 77,265,281	\$ 6,307,284	\$ -	\$ 6,307,284	\$ -	\$ -	\$ -	\$ 6,307,284	\$ 6,046,402	\$ -	\$ -	\$ 260,882	\$ -	\$ -	\$ 6,307,284
Totals - Page 2				\$ 56,398,898	\$ 4,852,078	\$ 2,223,127	\$ 1,905,111	\$ -	\$ 643,727	\$ -	\$ 4,771,965	\$ 512,588	\$ -	\$ -	\$ 4,337,715	\$ -	\$ 1,775	\$ 4,852,078
Totals - Page 3				\$ 51,781,706	\$ 4,305,923	\$ 2,388,367	\$ 727,479	\$ 60,934	\$ 60,934	\$ 60,934	\$ 3,298,648	\$ 62,194	\$ 412,194	\$ 62,195	\$ 789,674	\$ 60,934	\$ 2,918,732	\$ 4,305,923
Totals - Page 4				\$ 46,198,226	\$ 3,888,548	\$ 15,258	\$ 7,485	\$ 77,556	\$ 3,262	\$ 27,726	\$ 131,287	\$ 307,039	\$ 320,851	\$ 309,539	\$ 308,039	\$ 308,039	\$ 2,335,041	\$ 3,888,548
Totals - Page 5				\$ 935,173	\$ 72,375	\$ -	\$ 302,489	\$ 583	\$ 583	\$ 583	\$ 304,238	\$ 583	\$ 583	\$ 583	\$ 49,707	\$ 583	\$ 20,336	\$ 72,375
Grand total - All Pages				\$ 232,579,284	\$ 19,426,208	\$ 4,626,752	\$ 9,249,848	\$ 139,073	\$ 708,506	\$ 89,243	\$ 14,813,422	\$ 6,928,806	\$ 733,628	\$ 372,317	\$ 5,746,017	\$ 369,556	\$ 5,275,884	\$ 19,426,208

\* Effective February 1, 2012 until the Recognized Obligation Payment Schedule (ROPS) becomes operative, the Successor Agency may only make payments required by this Enforceable Obligations Payment Schedule (EOPS).

\*\* The Total Outstanding Debt Balances reflect unaudited amounts as the City of Huntington Beach's Fiscal Year Ended September 30, 2011 and the annual financial audit is not yet completed. **PLEASE NOTE:** The City's fiscal year runs October 1 through September 30; hence, payments made in August and September 2011 were made in the City's prior fiscal year.

\*\*\* Notwithstanding AB 1X26, these agreements are included because among other reasons, they are validated by operation of law prior to AB 1X26.

\*\*\*\* Estimated pass-through payments are included in the EOPS for informational purposes. Of the estimated \$2.6 million pass-throughs, please note that \$1.9 million of these payments are subordinated to bonded debt.

**ENFORCEABLE OBLIGATION PAYMENT SCHEDULE**

**Per AB 26 - Section 34167 and 34169 (\*)**

**Period Covered: August 1, 2011 through June 30, 2012**

	Project Name / Debt Obligation	Payee	Description ***	Total Outstanding Debt or Obligation **	Total Due During Fiscal Year 11/12	Revised EOPS (Aug - Dec 2011)						EOPS (Jan - June 2012)						
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1)	Main-Pier Purchase Loan Repaym	Housing Authority	Legally Binding and Enforceable Agreement for Property Acquisition for the Main-Pier Project	1,362,500	-						\$ -							\$ -
2)	Hyatt Regency Huntington Beach	Robert Mayer Corporatio	Agreement approved on September 14, 1998 for the Waterfront Development	5,803,061	368,626		368,626				\$ 368,626				368,626			\$ 368,626
3)	2002 Tax Allocation Refunding Bo	Bank of New York Trust	Tax Allocation Bonds Debt Service Payments	17,964,850	1,635,738	1,283,795					\$ 1,283,795	320,369			1,315,369			\$ 1,635,738
4)	1999 Tax Allocation Refunding Bo	Bank of New York Trust	Tax Allocation Bonds Debt Service Payments	8,221,038	748,088	588,289					\$ 588,289	149,044			599,044			\$ 748,088
5)	2002 Tax Allocation Refunding Bo	Arbitrage Compliance Specialist	Tax Allocation Bonds arbitrage rebate calculation - Federal IRS Compliance	500	500						\$ -				500			\$ 500
6)	1999 Tax Allocation Refunding Bo	Arbitrage Compliance Specialist	Tax Allocation Bonds arbitrage rebate calculation - Federal IRS Compliance	500	500						\$ -				500			\$ 500
7)	2002 Tax Allocation Refunding Bo	Internal Revenue Service	15th Year Arbitrage Rebate Payment	614,600	-						\$ -							\$ -
8)	2002 Tax Allocation Refunding Bo	Bank of New York Mellon	Tax Allocation Bonds - Payment to Fiscal Agent	1,537	1,537						\$ -				1,537			\$ 1,537
9)	1999 Tax Allocation Refunding Bo	Bank of New York Mellon	Tax Allocation Bonds - Payment to Fiscal Agent	848	848						\$ -				848			\$ 848
10)	2002 Tax Allocation Refunding Bo	AMBAC	Bank of America Master Repurchase Agreement for Debt Service Reserve	3,000	3,000						\$ -	3,000						\$ 3,000
11)	2002 Tax Allocation Refunding Bo	Harrell & Company Advisors, LLC	Preparation and filing of Continuing Disclosure Annual Reports and Material Event Notices	250	250						\$ -						250	\$ 250
12)	1999 Tax Allocation Refunding Bo	Harrell & Company Advisors, LLC	Preparation and filing of Continuing Disclosure Annual Reports and Material Event Notices	1,525	1,525						\$ -						1,525	\$ 1,525
13)	Emerald Cove 2010 Series A Lease Revenue Refunding Bonds	US Bank	Emerald Cove 2010 Series A Lease Revenue Refunding Bonds Debt Service Payments	4,054,198	406,116		406,116				\$ 406,116				406,116			\$ 406,116
14)	HUD Section 108 Infrastructure Loan for Hyatt/Hilton Properties	Bank of New York Mello	Legally binding and enforceable loan agreement with the U.S. Department of Housing and Urban Development for capital improvements	3,804,470	410,350	351,043					\$ 351,043	40,175			370,175			\$ 410,350
15)	HELP Bowen Court	California Housing Finance Authority	Full payment of loan borrowed by Agency for Senior Rental Complex from the State of	643,727	-				643,727		\$ 643,727							\$ -

Project Area(s)	Merged Project Area

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16)	Bella Terra Parking Infrastructure Property Tax Sharing Agreement	Bella Terra Associates L	Property Tax Sharing Agreement required under the terms of the Owner Participation Agreement (dated 10/2/2000) and Second Implementation Agreement (dated 9/17/2007) for the development of the Huntington Center (Bella Terra)	13,922,294	1,275,000		1,130,369				\$ 1,130,369				1,275,000			\$ 1,275,000
				\$ 56,398,898	\$ 4,852,078	\$ 2,223,127	\$ 1,905,111	\$ -	\$ 643,727	\$ -	\$ 4,771,965	\$ 512,588	\$ -	\$ -	\$ 4,337,715	\$ -	\$ 1,775	\$ 4,852,078

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1)	Strand Hotel and Mixed-Use Project, Parking & Infrastructure	CIM Group, LLC	Property Tax Sharing Agreement under the Disposition and Development Agreement (DDA) for development of hotel, retail, restaurant, and public parking	13,997,626	677,903		677,903				\$ 677,903				677,903			\$ 677,903
2)	Strand Project Additional Parki	CIM Group, LLC	Property Tax Sharing Agreement under the Disposition and Development Agreement (DDA) and Sixth Implementation Agreement for the Strand projects parking structure authorized on January 20, 2009.	1,088,861	49,576		49,576				\$ 49,576				49,576			\$ 49,576
3)	Bella Terra Phase II	BTDJM Phase II Associates (DJM)	approved on October 4, 2010 for construction of a 467 mixed-use unit project. Project is currently under construction and financed by property	27,428,830	-						\$ -							\$ -
4)	Pacific City	Makar Properties	Owner Participation Agreement approved on October 16, 2006 for future development of a 31-acre site located at Pacific Coast Highway and First Street and financed by property tax allocations.	5,500,000	-						\$ -							\$ -
5)	Pass Through Agreements (Estimated)	Orange County, Various School Districts, and City of Huntington Beach	Pre and Post AB1290 statutory payments mandated by Health and Safety Code (HSC) Section 33607	2,640,000	2,640,000	2,388,367					\$ 2,388,367		350,000				2,290,000	\$ 2,640,000
6)	Enforcement of Successor Agency compliance and monitoring per AB 1X26	Successor Agency	Successor Agency administrative obligations relating to maintaining payments on enforceable obligations and other activities as required by AB 1X26	424,801	318,601			35,400	35,400	35,400	\$ 106,200	35,400	35,400	35,400	35,400	35,400	141,601	\$ 318,601
7)	Covenant Monitoring Obligations of Housing Authority	Housing Authority	Statutory obligations for housing affordability, production, reporting and compliance as per Government Code.	306,403	229,801			25,534	25,534	25,534	\$ 76,602	25,534	25,534	25,534	25,534	25,534	102,131	\$ 229,801
8)	Successor Agency compliance and monitoring per AB 1X26	Kane Ballmer and Berkman	Legal costs to ensure Successor Agency compliance with AB 1X26	160,000	160,000						\$ -						160,000	\$ 160,000
9)	Independent financial statement and compliance audit	Macias Gini & O'Connell LLP	compliance of the agency in accordance with Government Auditing Standards Statement on Auditing Standards (SAS) No. 117,	10,185	5,042						\$ -	1,260	1,260	1,261	1,261			\$ 5,042



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Per AB 26 - Section 34167 and 34169 (\*)

**Period Covered: August 1, 2011 through June 30, 2012**[illegible]

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8)	Unfunded CalPERS Pension Liabilities	CalPERS	Unfunded CalPERS pension obligation as per CalPERS actuarial valuation as of June 30, 2010.	1,483,151	-						\$ -							\$ -
9)	Unfunded Supplemental Retirement Liabilities	US Bank	Unfunded actuarial accrued liability as of September 30, 2011 as per actuarial valuation by AON Consulting, Inc.	409,000	-						\$ -							\$ -
10)	Public Agency Retirement Systems (PARS) Notes Payable	Pacific Life Ins	Legally enforceable retirement obligation for early retirement incentive program and annuity contract with Pacific Life Insurance Incorporated.	80,000	-			19,965			\$ 19,965							\$ -
11)	Unfunded OPEB Liabilities	CalPERS/CERBT	Unfunded actuarial accrued liability as of June 30, 2011 as per AON	160,000	-						\$ -							\$ -
12)	Obligation for unused employee General Leave earned and vested	City employees directly involved in Housing and Redevelopment projects and administration	Obligation for unused employee General Leave earned and vested as per MOUs and AB 1X26	124,391	-			50,190	3,262	27,726	\$ 81,178							\$ -
13)	Successor Agency Compliance	Nagasaki and Associates	Appraisal and real estate consultant	15,000	3,000						\$ -		3,000					\$ 3,000
14)	Successor Agency Compliance per H & S Code 33433	Tierra West	Financial and Real estate consultant	30,000	10,000						\$ -		10,000					\$ 10,000
15)	Legally enforceable obligation as per Memorandum of Understanding with bargaining unit	Luis Gomez	Legally enforceable tuition reimbursement benefit as per MOU and AB 1X26	1,500	1,500						\$ -			1,500				\$ 1,500
				\$ 46,198,226	\$ 3,888,548	\$ 15,258	\$ 7,485	\$ 77,556	\$ 3,262	\$ 27,726	\$ 131,287	\$ 307,039	\$ 320,851	\$ 309,539	\$ 308,039	\$ 308,039	\$ 2,335,041	\$ 3,888,548
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Name of Redevelopment Agency: The Redevelopment Agency of the City of Huntington Beach

Project Area(s) Southeast Coastal Project Area

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